



Petition Number: 1603-DDP-07

Subject Site Address: Lot 1, Gateway Northeast Quadrant Subdivision

Petitioner: Riverview Hospital by American Structurepoint, Inc.

Request: Detailed Development Plan review for a 103,000 square foot +/- building on approximately 8.53 acres +/-.

Current Zoning: The Junction Planned Unit Development (PUD) District (Ord. 14-22), as amended (Ord. 15-41)

Current Land Use: Vacant

Approximate Acreage: 8.53 acres+/-

Property History: 1406-PUD-09 PUD District (Ord. 14-22) (07/14/14)
1507-SPP-16 Primary Plat (07/20/15)
1512-SFP-37 Secondary Plat (pending)
1512-PUD-26 PUD District Amendment (Ord. 15-41) (12/14/15)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan
7. Design Evolution Exhibit

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 8.53-acre+/- site is Lot 1 of the pending Gateway Northeast Quadrant Subdivision, located on the northeast corner of U.S. Highway and State Highway 32 (Main Street) (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 103,000 square foot multi-story hospital outpatient care center.

The petition was reviewed by the Technical Advisory Committee at its February 23, 2016, meeting. This petition was properly noticed for a public hearing at the Plan Commission's April 4, 2016, meeting.

The applicable zoning district is The Junction Planned Unit Development (PUD) District ("Ord. 14-22"), as amended ("Ord. 15-41"), with an underlying zoning district of the GB: General Business (GB) District.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.

- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

Comment: Please see District Standards comments herein.

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment:

1. Property is located within The Junction Planned Unit Development (PUD) District ("Ord. 14-22"), as amended ("Ord. 15-41"). Please see PUD District Standards comments herein.
 2. US31 Overlay District is not applicable pursuant to Section 5.4 of Ord. 14-22.
 3. Property is located within the Economic Development District (EDD) Overlay pursuant to Article 5.4 of the UDO.
 4. Property is not subject to the State Highway 32 Overlay District pursuant to Article 5.3(C) of the UDO, except for architectural standards of the overlay district made applicable pursuant to Ord. 14-22. Please see architectural comments herein.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and the Junction PUD Ordinance, as amended.

- 22) Permitted Land Uses (Section 3.3 of Ord. 14-22): Underlying Zoning District
- 23) Minimum Lot Area: No minimum
- 24) Minimum Lot Frontage: 80 feet
- 25) Minimum Building Setback Lines:
- a) Front Yard: No minimum (pursuant to Ord. 14-22)
 - b) Side Yard: No minimum (pursuant to Ord. 14-22)
 - c) Rear Yard: No minimum (pursuant to Ord. 14-22)
- 26) Minimum Lot Width: No minimum
- 27) Maximum Building Height: No maximum (pursuant to Ord. 14-22)
- 28) Minimum Building Height: Five (5) stories for Primary Building (ancillary extensions shall be a minimum two (2) stories (pursuant to Ord. 15-41)
- 29) Minimum Building Size: No minimum

- 30) Concept Plan (Section 4.1 of Ord. 15-41): The Real Estate shall be developed in substantial compliance with Exhibit B (Ord. 15-41) (See Exhibit B: Concept Plan below.)



- 31) Character and Quality (Section 4.2 of Ord. 15-41): Illustrative Character Exhibit is incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate (Exhibit C of Ord. 15-41). (See Exhibit C: Illustrative Character Exhibit partial excerpts below).

East Elevation (Exhibit C of Ord. 15-41)



South Elevation (Exhibit C of Ord. 15-41)



Comment: The incorporation of the Illustrative Character Exhibit is applied as a standard that proposed buildings should be substantially similar in quality and character to the Illustrative Character Exhibit. The SR32 Overlay District Architectural Design Requirements (the “SR32 Overlay Architectural Standards”) also apply, as set forth by the PUD Ordinance and further reviewed herein.

Since the March 21, 2016, public hearing, the Petitioner has revised the proposed building as depicted in Exhibit 4 (Elevations) and Exhibit 7 (Design Evolution. As a result, the proposed elevations now comply with the applicable ordinances.

- 32) Usable Outdoor Public and/or Semi-public Spaces (Section 5.5 of Ord. 14-22): These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.

Comment: A garden plaza/space is included along the north foundation of the proposed building (see landscape plan).

- 33) Public Art (Section 5.6 of Ord. 14-22): At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

Comment: The subject property includes only a portion of the larger Junction PUD District. No public art is specifically identified within the proposed development plans.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

- 34) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H)): Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

Comment: The site is surrounded on three sides by rights-of-way (US31, SR32, and Shamrock Boulevard). The placement of the loading area and enclosure, enclosure height (13 feet) and materials (stone and steel to match building), loading area angle (facing north/northwest), and proposed landscaping are designed to minimize the view from all rights-of-way and adjacent properties. As a result, the enclosure complies.

- b) Trash Enclosures (Section 4.1(D) of Ord. 14-22) (supersedes Article 6.1(H)(2) of the UDO): Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

Comment: The “front line of the primary building” (applied as the “Building Façade, Front” pursuant to the UDO) is the building’s Shamrock Boulevard front lot line. As a result, the location of the enclosure complies.

35) Architectural Standards (Article 6.3(F))

Comment: Not applicable and superseded by the terms of the State Highway 32 Overlay District, as made applicable by Ord. 14-22, as otherwise noted herein.

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Landscaping Standards (Article 6.8, as modified by Section 4.3 of Ord. 14-22 and Section 3.3 of Ord. 15-41):

a) General Screening Standards (Article 6.8(H))

Comment: Petitioner has confirmed equipment, aside from that shown in the enclosure area, will be internal to the building with the exception of vent hoods and exhaust.

b) Detention Area Natural Appearance (Article 6.8(I), as amended by Section 3.3(A) of Ord. 15-41): Not applicable; however, a wall and hardscape areas are planned as illustrated on the Concept Plan and plantings shall be provided around the wet perimeter of ponds where adjacent to lawn areas. Subject to review and approval by the Public Works Department as part of a Detailed Development Plan, side slopes shall not exceed 3:1 above normal pool and may be 2:1 below the safety shelf to provide more depth in the pond.

c) Minimum Lot Landscaping Requirements (Article 6.8(K))

d) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. (Planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).

e) External Street Frontage Landscaping.

Article 6.8.M(3) Easements amended by Ord. 15-22, which states if easements restrict the placement of plantings, then the required number of plantings may be relocated elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

Comment: The external street frontage landscaping adjacent to US31 requires 10 trees; however, this area is encumbered by existing utility easements. Ord. 15-22 permits the deficient plantings to be relocated elsewhere on the real estate. It has been noted these trees have been relocated to the southwest corner of the real estate.

f) Buffer Yard Requirements

Comment: Not applicable.

g) Interior Parking Area Landscaping: UDO applies with the following modification (pursuant to Ordinance 15-26): A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. The island shall be a minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs.

h) Perimeter Parking Area Landscaping. UDO applies, with the following modification (pursuant to Ordinance 15-26): If Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

Comment: The perimeter parking area adjacent to US31 requires seven (7) trees; however, this area is encumbered by existing utility easements. Ord. 15-22 permits these plantings to be relocated elsewhere on the real estate. It has been noted these trees have been relocated near the main entrance drive and front entrance.

40) Lighting Standards (Article 6.9)

a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

e) Ord. 14-22 requires following additional restrictions:

(1) Uniformity: All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.

- (2) Decorative Fixtures: Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- (3) Full Cut-Off Fixtures: With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14 and Section 3.2 of Ord. 15-41)

Maximum Number of Off-street Parking Spaces (Section 3.2(A) of Ord. 15-41): The maximum number of Parking Spaces for the Real Estate shall not exceed four (4) Parking Spaces per one thousand (1,000) square feet of Net Floor Area for the aggregate of all Buildings on the Real Estate. Shared parking shall be provided for the Real Estate.

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

47) Vision Clearance Standards (Article 6.19)

48) Yard Standards (Article 6.21)

SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))

The plans comply with Article 5.3(K) (SR32 Overlay District), as modified by the Illustrative Character Exhibit.

49) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

50) Building Elevations:

- a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

- b) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

51) Openings:

- a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
- b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

52) Gutters and Downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

53) Roofs:

- a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
- b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
- c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following: (1) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line; or (2) A roof line modulation shall include

a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

- d) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- e) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

54) Main Entrances:

- a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- c) The location, orientation, proportion and style of doors shall complement the style of the building.

55) Windows:

- a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS). Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.

56) Building Materials:

- a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor. Pursuant to Ord. 14-22, textured or decorative tilt wall construction as a masonry material is permitted for buildings not adjacent to SR 32.
- b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
- c) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- d) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
- e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

57) Easement Standards (Article 8.3)

58) Pedestrian Network Standards (Article 8.7)

59) Pedestrian and Bicycle Accessibility (Section 4.1(C) of Ord. 14-22)

- a) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- b) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- c) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

60) Street and Right-of-Way Standards (Article 8.9)

61) Surety Standards (Article 8.12)

62) Utility Standards (Article 8.13)

PUBLIC HEARING COMMENTS

At the March 21, 2016, public hearing, the Plan Commission discussed the proposed building design in relation to the Illustrative Character Exhibits that were adopted as part of the applicable Junction PUD District, as amended.

In response to the Department's and Plan Commission's comments, the Petitioner has revised their plans to now comply with the applicable ordinances. The Petitioner has submitted an exhibit showing the evolution of the design which has been included as **Exhibit 7**.

As a result, the revised elevations (see **Exhibit 4**) comply with the applicable ordinances.

DEPARTMENT COMMENTS

- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve detailed development plan (1603-DDP-07).**
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.